



# Maryland Sustainable Growth Commission



# Reinvest Maryland

Accelerating  
Infill  
Redevelopment &  
Community  
Revitalization

A report of the Maryland Sustainable  
Growth Commission

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## The main goal of Reinvest Maryland is to support the following activities in defined areas:

- Infill - the development of vacant parcels within previously built areas.
- Redevelopment – building or rebuilding on parcels that have been previously developed, with redevelopment aiming for a higher and better use of the area for the community.
- Revitalization – instilling new life and vitality into a community through infill and redevelopment or other activities, such as building reuse and renovations, façade improvements, beautification efforts, small business loans, and special events.

## Regulations and Policies that may Impede Reinvestment Activities?



- Lack of coordination, communication
- Inconsistent application
- Time-consuming reviews
- Conflicts between codes
- Redundant business licenses and fees



## Most Frequently Cited Issues

- Lack of coordination among and within agencies
- Duration of and uncertainty related to agency reviews
- Lack of communication with the applicant
- Inflexibility on the part of permit review staff
- Inconsistency in the application and interpretation of regulations among different projects, as well as over the life of a project
- Inconsistency in the items that building inspectors require before signing off on occupancy permits, even on subsequent visits to the same site
- Conflicts among different building codes
- Redundant business licenses and fees
- Adequate public facilities ordinances, which can delay projects if adequate facilities do not exist

# Identified potential challenges to achieving reinvestment goals:



- Stormwater management
- Forest conservation
- TMDLs
- Energy code
- Some State and Federal Highway Administration standards